



£825 Per Month

56 HENTON ROAD | EDWINSTOWE | MANSFIELD | NG21 9LB

**BuckleyBrown**  
ESTATE AGENTS

MOVE IN READY!... Looking for a place to call your own? Look no further than this beautifully styled and neutrally presented flat on Henton Road that could be the perfect property to call home!

As you arrive at the property, you will first of all find a pathway that leads to the side and gives access into the entrance of this home. As you step inside the first room to catch your eye will be the lounge, this spacious room has been neutrally decorated throughout. Now let's take a walk further where you will find a modern kitchen which is equally as impressive and comes complete with a range of gloss units and integrated appliances. Moving on from here you will find two generous bedrooms, as well as a versatile room that currently lends itself well as a dining room, but could very easily be utilised as a third bedroom. Completing this floor is a well-appointed bathroom fitted with a suite in white and separate WC for added convenience.

The outside space benefits from a driveway to the rear aspect of the property that leads to a detached garage, along with a mainly laid to lawn garden. Located in this ever popular area of Edwinstowe with great schools, shops and facilities nearby. Being a popular tourist destination it has numerous bars, cafes and restaurants and within easy reach of Sherwood Forest too. What's not to love about this property? Call today to view!





**Landing**  
With a storage area.

**Hallway**  
With access to;

**Lounge 11'10" x 14'4"**  
With window to the front elevation.

**Kitchen 9'0" x 9'10"**  
Complete with a range of matching units and cabinets, with work surface over and inset sink and drainer and integrated oven with induction hob over. With space and plumbing for a washing machine and window to the rear elevation.

**Bedroom One 12'2" x 13'7"**  
With built-in wardrobe and window to the front elevation.

**Bedroom Two 7'10" x 12'5"**  
With window to the rear elevation.

**Dining Room/Bedroom Three 8'3" x 9'2"**  
With window to the rear elevation.

**Bathroom 5'8" x 6'9"**  
Complete with panelled bath, wash hand basin and window to the rear elevation.

**WC**  
Complete with low flush WC and window to the rear elevation.

**Outside**  
The outside space benefits from a mainly laid to lawn rear garden, driveway to the rear aspect of the property which leads to a detached garage. Located in this ever



popular area of Edwinstowe. This village location has good schools, shops and facilities. Being a popular tourist destination it has numerous bars, cafes and restaurants and is within easy reach of Sherwood Forest.



First Floor  
84 Sq.m/ 902.53 Sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 76        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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MANSFIELD  
NOTTINGHAMSHIRE  
NG21 9LB



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